

NOTICE

To the HEIRS OF ENTAIL of the Estate of Seaforth.

In terms of the Act and Warrant of the Lords of Council and Session, dated 6th July last, pronounced in the Petition at the instance of the Honourable Mrs. Stewart Mackenzie of Seaforth and her husband, for sale of parts of the estate of Seaforth, under authority of the act 5. Geo. III, cap. 23, Notice is hereby given, that there will be Sold by public roup, before the Lord Ordinary on the Bills, within the Parliament or Session House of Edinburgh, on Wednesday the 17th November next, between the hours of two and five o'clock afternoon,

THE WHOLE ISLAND of LEWIS, excepting only the parish of Stornoway, comprehending the parishes of BARVAS, UIG, and LOCHS, and extending from the Butt of the Lewis to the Harris March.

The lands for sale form an uninterrupted estate, containing, as appears from a survey taken by James Chapman in 1810—of arable land and intersected pasture, 8555 acres; of fine pasture, 4035 acres; moorish pasture and moss, 230,561 acres; fresh water lakes, 6138 acres; wood, 18. 2. 16 falls, making in all a total of 249,309 of Scots acres. The shores produce from 400 to 500 tons of kelp annually, of the best quality, which may be increased by various means, already partly in operation.

The whole east coast is indented with very safe and accessible harbours; and on the west coast, the mouth of Loch Roag, covered by Little Bernia and other Islands, affords a safe retreat for coasting vessels, and the London fishing smacks. The cod and ling fisheries, around the whole island, give steady and regular employment to the native fishermen, and may be much improved.

There are several Salmon Fishings of considerable value in the estuaries and rivers, which also abound with trout. The game is abundant, and consists of red deer, ptarmigan, grouse, hares, and a variety of water fowl.

Besides the main land, the sale comprehends several valuable isles attached to these three parishes; and the whole will be exposed, either in one lot at the upset price of L.136,378 : 3 : 6, or in two separate lots, as after mentioned.

The rental and value has been proved before the Court of Session to be as follows:—

LOT 1st,

LOT 1st, if exposed in Lots.		
BARVAS PARISH.		
	Estimated Rental.	Value.
Estimated Land Rent, after deduction of public burdens,	£1540 12 8	
Proven value at 23 years' purchase,		£35,434 11 4
Produce of Kelp Shores 70 tons, after deducting expence of making,	201 0 0	
Proven value at 10 years' purchase of estimated rent,		2010 0 0
Estimated rent,	£1741 12 8	
Proven value of Lot 1st,		£37,444 11 4
LOT 2d.		
PARISHES OF LOCHS AND UIG.		
Estimated Land Rent of LOCHS, deducting public burdens,	£1,638 9 7	
Proven value at 23 years' purchase,		£37,685 0 5
Product of Kelp Shores 179 tons, deducting expence of making,	855 0 0	
Proven value at 10 years' purchase,		8,550 0 0
Estimated Land Rent of UIG, deducting public burdens,	1,852 2 3	
Proven value at 23 years' purchase,		42,698 11 9
Produce of Kelp Shores 211 tons, deducting expence of making,	1,010 0 0	
Proven value at 10 years' purchase,		10,100 0 0
Estimated Rental,	£5,355 11 10	
Total Proven Value of Lot 2d,		£98,933 12 2
		These

These lands were formerly let much higher than they are now valued at, but from the remoteness of the situation and the late depression in land produce, the witnesses examined in the sale have deponed, that from 25 to 30 per cent. ought to be deducted from the former rents, which has been done accordingly, and a purchaser will thus receive a return for the investment of his capital rarely to be met with in these times.

The lands are held partly of the Crown and partly of subjects superior, and no value has been put upon the Crown superiorities. The teinds of all the three parishes are valued and exhausted by the allocation of stipend, and the patronage of the churches is in the Crown.

The memorial and abstract of the proof of the rental and value, with drafts of the articles of roup, may be seen in the hands of Mr. Thomas Bruce, clerk to the process; and copies of the rental, with a plan of the whole island, may be seen in the hands of Messrs. Youngs, Ayrton, and Rutherford, W. S. Edinburgh; Alexander Mundell, Esq. Solicitor, Great George Street, Westminster; Messrs. Patrick Cockburn, York Place; Robert Brown, at Hamilton; Alexander Kelly, writer in Dingwall, and James Adam, Chamberlain of the Lewis, who will give the necessary direction for shewing the lands.

Hawick, October 16, 1824.

THE Copartnery carried on here by Mr. GEORGE WALDIE, lately deceased, and by the Subscribers, under the Firm of WALDIE, PRINGLE, and COMPANY, Hosiers in Hawick, was this day DISSOLVED.

Robert Elliot and Thomas Oliver are authorized to receive and discharge all debts due to the Company, and all debts due by the Company will be paid by them.

THOMAS OLIVER.
ROBERT ELLIOT.
JOHN PRINGLE.

THO. WILSON, Witness.
JOHN SUMMERS, Witness.